



Minutes

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~February 13, 2014 at 7:00 pm

**Place 1 Michelle Stephenson - Vice Chair
Place 2 Joel Wixson
Place 3 Jason Anderson**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz
Place 7 Jeff Seiler - Chair**

1. Call to Order
Meeting called to order at 7:03 pm.
2. Roll Call
All Commissioners were present except Commissioner Saenz.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: January 23rd, 2014
Motion made by Commissioner Sokol to approve the minutes, seconded by Commissioner Allen. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council
Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council at their February 6, 2014 meeting, on items that were recommended from the P & Z Commission.

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker.

Chairman Seiler made an announcement about the First Annual Black History month celebration that will be held 2/18/2014 at the Hill Country Bible Church in Leander Texas

Public Hearing

6. Subdivision Case 13-SFP-006: Hold a public hearing and consider action on Jackson Addition, Short Form Final Plat, for approximately 6.49 acres, including Travis property ID # 353079 and 808172 located at 23216 A Nameless Road, Travis County, TX. Applicant: Eric Scheibe on behalf of Darrell T and Jo L Leslie, Phillips and Cindy Jackson, and Bill Doan.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Eric Scheibe was present for questions.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

**Commissioner Wixson moved to approve with staff recommendation,
Commissioner Sokol seconded the motion. Motion passed unanimously.**

7. Subdivision Case 13-PP-006: Hold a public hearing and consider action on the Catalina Ranch Preliminary Plat for 30.320 acres more or less; WCAD Parcels R031544, R475132, R475133, and R031543; generally located approximately 1,800 feet to the east of the intersection of Ronald Reagan Blvd and Journey Parkway on the north side of Journey Parkway; Williamson County, Texas. Applicant/Agent: Gray Engineering, Inc (c/o John D. Hines, P.E.) on behalf of Catalina Ranch, LLC (c/o Joe Straub)

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Applicant was not present.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.

8. Subdivision Case 13-FP-011: Hold a public hearing and consider action on the Villas at Vista Ridge Final Plat for 18.726 acres more or less; WCAD Parcels R031366 and R430360; generally located to the southwest of the intersection of Vista Ridge Drive and Bagdad Road; Williamson County, Texas. Applicant/Agent: Geoff Guerrero (c/o CBD, Inc) on behalf of Lennar Homes of Texas.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval with conditions.

b) Applicant Presentation

Geoff Guerrero was present and answered commissioner's questions.

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Anderson moved to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

9. Subdivision Case 13-FP-017: Hold a public hearing and consider action on the Cold Springs, Section 6 Final Plat for 11.810 acres more or less; WCAD Parcel R089488; generally located approximately 2,000 feet to the south of the intersection of Crystal Falls Parkway and Grand Lake Parkway, more specifically located to the south of the intersection of Shallow Springs Drive and Cactus Mound Drive; Williamson County, Texas. Applicant/Agent: CSF Civil Group (Christine Potts) on behalf of Pulte Homes of Texas.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval with conditions.

b) Applicant Presentation

Jim Cook was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Stephenson moved to approve with staff recommendation, Commissioner Sokol seconded the motion. Motion passed unanimously.

10. Zoning Case 13-Z-025: Hold a public hearing and consider action on the rezoning of a tract of land located on the northwest corner of Osage Drive and Lakeline Blvd; 0.94 acres more or less out of the AW0896–Morris, J Survey; WCAD Parcels #R484296. Currently, the property is zoned SFU-2-B (Single-Family Urban). The property is proposed to be zoned PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Samuel Kiger, P.E. on behalf of Lookout Development Group LP.

Zoning cased 13-Z-025 was pulled from the Agenda.

a) Staff Presentation

b) Applicant Presentation

c) Open Public Hearing

d) Close Public Hearing

e) Discussion

f) Consider Action

11. Discussion and possible action on a proposed Subdivision Ordinance amendment relating to the option of posting fiscal surety for subdivision infrastructure improvements.

a) Staff Presentation

Robin Griffin, Senior Planner, explained the reasoning for the Subdivision Ordinance amendment.

b) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

c) Close Public Hearing

Chairman Seiler closed the public hearing.

d) Discussion

Discussion took place.

e) Consider Action

Commissioner Sokol moved to table this item, Commissioner Allen seconded the motion. Motion passed unanimously.

12. Work session to discuss Sign Ordinance

a) Staff Presentation

Janet Gallagher, Building official discussed the Sign Ordinance and answered the P & Z Commissioners questions.

b) Discussion

Discussion took place and the Commission identified issues they would like to see addressed in the sign ordinance amendment.

c) Consider Action

No action was taken.

13. Meeting adjourned @ 8:35

Chairman Seiler

ATTEST: _____
Ellen Pizalate, P & Z Secretary